



## RESOLUTION

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REQUESTING THE CITY ADMINISTRATION TO TAKE THE STEPS NECESSARY TO ACQUIRE A PARCEL OF REAL PROPERTY IN WAIKIKI, INCLUDING, IF NECESSARY, THE PREPARATION OF A RESOLUTION FOR THE COUNCIL TO INITIATE PROCEEDINGS IN EMINENT DOMAIN.

WHEREAS, an approximately 9,454 square-foot parcel of real property located at 1615 Ala Wai Boulevard at the gateway to Waikiki, and identified as Tax Map Key 2-6-001:033 (the "Property"), has for some time been the subject of public complaints about the blighted condition of the Property; and

WHEREAS, the Property is owned by members of the Nip family – Norman Nip, Alvin Nip, and Donna Chang (the "Nip Family"); and

WHEREAS, the Property is improved with a three-story walkup apartment building (the "Dwelling"), which appears to be in a dilapidated condition and has been unoccupied for approximately 20 years; and

WHEREAS, residents in the Waikiki community have complained that the Dwelling has broken windows, torn screens, vegetation growing on the roof, a vermin infestation problem, and is tagged with graffiti; and

WHEREAS, neighborhood residents have also complained that the Property is overgrown with weeds, strewn with litter and abandoned items, may constitute a fire and hygiene hazard, and has become a haven for squatters and drug users; and

WHEREAS, the Department of Planning and Permitting ("DPP") indicated that since 2008, the DPP has received 12 investigation requests based on complaints regarding the poor condition of the Property and the Dwelling; and

WHEREAS, according to the DPP, since 2008, the Nip Family received six notices of violation, for which three notices of order were issued because the violations were not cured, and to date, the Nip Family has paid a total of \$577.50 in civil fines for the violations; and

WHEREAS, the Nip Family indicated the Property is for sale but has not yet been listed for sale, and they previously rejected offers to purchase the Property because the price and conditions were not right; and



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WHEREAS, the City Administration has expressed interest in purchasing the Property to develop affordable housing for the City's residents; and

WHEREAS, the Council believes it is in the best interest of the people of the City and County of Honolulu for the City Administration to commence certain actions to prepare for the acquisition of the Property for the public use set forth above and, if it is unable to negotiate a purchase of the Property at a fair price, to submit to the Council for its approval a resolution authorizing the Corporation Counsel to initiate condemnation proceedings to acquire the Property; now, therefore,

BE IT RESOLVED by the City Council of the City and County of Honolulu that the City Administration is requested to complete the following actions to prepare for the City's acquisition of the parcel of real property located at 1615 Ala Wai Boulevard, and identified as Tax Map Key 2-6-001:033:

1. Prepare land surveys of the Property;
2. Prepare land survey maps of the Property;
3. Prepare metes and bounds descriptions of the Property;
4. Conduct title searches for the Property; and
5. Prepare appraisals of the fair market value of the Property; and

BE IT FURTHER RESOLVED that within 45 days after the adoption of this resolution, the City Administration is requested to submit to the Council a schedule with estimated completion dates for each action set forth above, and

BE IT FURTHER RESOLVED that upon completion of the preparatory actions set forth above, the City Administration is requested to negotiate a purchase of the Property at its fair market value and, if it is unable to negotiate such a purchase, to submit to the Council for its approval a resolution authorizing the Corporation Counsel to initiate proceedings in eminent domain to acquire the Property for the public purpose of developing affordable housing for the City's residents; and



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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, the Managing Director, the Director of Land Management, the Director of Community Services, the Director of Design and Construction, and the Corporation Counsel.

INTRODUCED BY:

*Yang Wahn*

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DATE OF INTRODUCTION:

MAR 4 2020

Honolulu, Hawaii

Councilmembers

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII  
CERTIFICATE

RESOLUTION 20-65

Introduced: 03/04/20 By: TOMMY WATERS

Committee: PUBLIC SAFETY AND  
WELFARE

Title: RESOLUTION REQUESTING THE CITY ADMINISTRATION TO TAKE THE STEPS NECESSARY TO ACQUIRE A  
PARCEL OF REAL PROPERTY IN WAIKIKI, INCLUDING, IF NECESSARY, THE PREPARATION OF A RESOLUTION  
FOR THE COUNCIL TO INITIATE PROCEEDINGS IN EMINENT DOMAIN.

Voting Legend: \* = Aye w/Reservations

06/18/20	PUBLIC SAFETY AND WELFARE	CR-161 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION. 4 AYES: FUKUNAGA, MENOR, TSUNEYOSHI, WATERS. 1 EXCUSED: MANAHAN.
07/08/20	COUNCIL	CR-161 AND RESOLUTION 20-65 WERE ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI, WATERS.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

  
GLEN I. TAKAHASHI, CITY CLERK

  
IKAIKA ANDERSON, CHAIR AND PRESIDING OFFICER